

**SNAPSHOT of HOME Program Performance--As of 09/30/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Columbus-Muscogee**

State: **GA**

PJ's Total HOME Allocation Received: **\$19,903,116**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 10			
% of Funds Committed	93.48 %	96.53 %	9	94.94 %	40	39	
% of Funds Disbursed	90.80 %	84.35 %	2	84.35 %	74	72	
Leveraging Ratio for Rental Activities	0.04	3.6	8	4.59	1	1	
% of Completed Rental Disbursements to All Rental Commitments***	80.07 %	75.30 %	8	81.38 %	26	24	
% of Completed CHDO Disbursements to All CHDO Reservations***	57.80 %	49.60 %	5	68.05 %	26	29	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	69.80 %	66.03 %	7	79.65 %	18	20	
% of 0-30% AMI Renters to All Renters***	53.60 %	32.59 %	4	44.76 %	72	68	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	74.40 %	91.09 %	10	94.31 %	5	5	
Overall Ranking:			In State:	6 / 10	Nationally:	13	17
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,845	\$12,819		\$25,245	500 Units	31.30 %	
Homebuyer Unit	\$5,754	\$16,316		\$14,395	976 Units	61.20 %	
Homeowner-Rehab Unit	\$24,054	\$27,844		\$20,186	120 Units	7.50 %	
TBRA Unit	\$0	\$1,478		\$3,142	0 Units	0.00 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Columbus-Muscogee GA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$10,953	\$75,213	\$23,867
<b>State:*</b>	\$49,171	\$63,608	\$28,725
<b>National:**</b>	\$88,539	\$71,594	\$22,853

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.8 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 0.83

<b>RACE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	44.6	31.0	25.8	0.0
Black/African American:	53.8	64.6	73.3	0.0
Asian:	0.5	0.1	0.0	0.0
American Indian/Alaska Native:	0.0	0.5	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.2	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.1	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.8	0.0
Asian/Pacific Islander:	0.0	0.3	0.0	0.0

### ETHNICITY:

Hispanic	1.1	3.2	0.0	0.0
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### HOUSEHOLD SIZE:

1 Person:	74.4	29.7	55.8	0.0
2 Persons:	14.2	27.7	26.7	0.0
3 Persons:	7.1	24.5	10.8	0.0
4 Persons:	2.6	11.8	4.2	0.0
5 Persons:	1.3	4.4	1.7	0.0
6 Persons:	0.0	1.3	0.8	0.0
7 Persons:	0.3	0.5	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

### HOUSEHOLD TYPE:

Single/Non-Elderly:	45.1	29.6	19.2	0.0
Elderly:	40.6	0.9	43.3	0.0
Related/Single Parent:	5.0	47.2	8.3	0.0
Related/Two Parent:	2.1	14.1	21.7	0.0
Other:	7.1	8.2	7.5	0.0

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	53.6	0.2 <sup>#</sup>
HOME TBRA:	0.0	
Other:	2.6	
No Assistance:	43.8	

**# of Section 504 Compliant Units / Completed Units Since 2001** 0

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Columbus-Muscogee

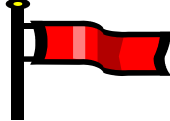
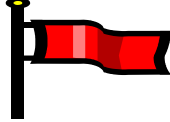
State: GA

Group Rank: 13  
(Percentile)

State Rank: 6 / 10 PJs

Overall Rank: 17  
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	80.07	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	57.8	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	69.8	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	74.4	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.6	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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